

REVISED

AGENDA
ZONING REVIEW BOARD
THURSDAY, JULY 8, 2004
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR
Marked Agenda

CASE REFERRED BACK FROM ZONING COMMITTEE:

***Z-04-29** – *An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta by rezoning from the I-1, I-2, C-1, C-2, C-3, R-4, R-4A, R-5 and RG-3 Districts to the C-1, MRC-1, MRC-2, MR-2, MR-3, MR-4B, and O-I District properties located on either side of Donald Lee Holowell Parkway, N.W. (fka Bankhead Highway, N.W.) and for other purposes.*

NPU-G, H, I, J, K **Approval**

COUNCIL DISTRICT 3 & 9

BY: ZONING COMMITTEE

Staff Recommendation: Approval

ZRB Recommendation: Approval of Substitute

NEW CASES:

Z-04-24 – An Ordinance to amend various sections of the zoning code of the City of Atlanta, for the purpose of clarifying and/or redefining certain terms in Section 16-29.001(16) “Human Services” and including Personal Care Homes, Rehabilitation Centers, Nursing Homes and to add a definition for Assisted Living Facilities; to provide how permit applications for such uses are to be processed; to regulate the parking required for such uses; to amend various sections of the Zoning Code to specify where and how such uses may be permitted and for other purposes.

BY: COUNCILMEMBERS IVORY LEE YOUNG, JR., CLETA WINSLOW, CARLA SMITH AND NATALYN ARCHIBONG

NPU's **See Attached**

Staff Recommendation: Approval

ZRB Recommendation: Approval of Substitute

Z-04-46 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, by creating a New Chapter entitled Chapter 18V, SPI-22, **Memorial Drive – Martin Luther King, Jr., Drive Corridor** regulations and to amend the Official Zoning Map by supplanting existing zoning districts R-5, RG-4, RG-5, C-1, C-1-C, C-2, C-2-C, C-3, I-1, I-1-C, I-2, PD-H, and LD-20A, with said SPI-22 District and to amend Chapter 28A.010 by adding a new Subsection (47) SPI-22, Memorial Drive – Martin Luther King, Jr., Drive Corridor District; and for other purposes.

NPU-V, W, N

V-No Planner's report

COUNCIL DISTRICT 1 & 5

W-Deferral; N-Deferral

BY: ZONING COMMITTEE

Staff Recommendation: 120-Day Deferral

ZRB Recommendation: Deferred to November 2004

Z-04-58 – An Ordinance to rezone from the R-3 (Single-Family Residential) District to the R-3A (Single-Family Residential) District, property located at **4500 Stella Drive, N.W.**, fronting 167 feet on the westerly side of Stella Drive beginning approximately 550 feet northwesterly from the northwest corner of Powers Ferry Road. Property also fronts 87.52 feet on the east side of Powers Ferry Road. Depth: 289.73 feet; Area: 0.6 acre; Land Lot 118, 17th District, Fulton County, Georgia.

OWNER: PHILLIP R. SAIN

APPLICANT: SAME

NPU-A **Denial** COUNCIL DISTRICT 8

Staff Recommendation: Approval

ZRB Recommendation: Denial

Z-04-49 – An Ordinance to amend Section 16-28.023 of the City of Atlanta Zoning Code concerning the Transfer of Development Rights; and for other purposes.

BY: ZONING COMMITTEE

NPU's **See Attached**

Staff Recommendation: Approval

ZRB Recommendation: Approval of Substitute

Z-04-50 – An Ordinance to amend Section 16-10.004 of the City of Atlanta Zoning Code so as to allow banking as an accessory use in the O-I Zoning District, and for other purposes.

BY: ZONING COMMITTEE

NPU's **See Attached**

Staff Recommendation: Approval

ZRB Recommendation: Approval

DEFERRED CASES:

Z-04-25 – An Ordinance to rezone from the C-1-C (Community Business-Conditional) District to the R-4B (Single-Family Residential) District, property located at **Park Place, N.E.**, fronting approximately 343.43 feet on the southwesterly side of Park Place beginning at the southwest corner of College Avenue. Depth: Varies; Area: 20,827 square feet; Land Lot 212, 15th District, DeKalb County, Georgia.

OWNER: MARGERY M. JENNISON

APPLICANT: ALLAN HOSS

NPU-O **Approval**

COUNCIL DISTRICT 5

Staff Recommendation: Approval

ZRB Recommendation: Approval

Z-03-76 – An Ordinance to rezone from the R-5/HD20L (Two-Family Residential/Inman Park Historic District) District to the PD-H/HD20L (Planned Development-Housing/Inman Park Historic District) District, property located at the **Rear of 1124 DeKalb Avenue, N.E.**, fronting 50 feet on the southwesterly side of Haralson Avenue beginning 190 feet northwesterly from the northwest corner of DeKalb Avenue. Depth: Varies; Area: 1.51 acres; Land Lot 14, 14th District, Fulton County, Georgia.

OWNER: GENE FINK

APPLICANT: COOPER C. PIERCE

NPU-N Denial COUNCIL DISTRICT 2

Staff Recommendation: Approval with conditions

ZRB Recommendation: Approval with conditions